



CITY OF SUNNYVALE REPORT Planning Commission

October 10, 2005

SUBJECT: **2005-0830 John Travis** [Applicant][Owner]: Application for related proposals on a 1.87 acre site located at **1156 Aster Avenue** in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential/Planned Development) Zoning District;

Motion Appeal of denial by the Director of Community Development to modify a condition requiring the townhome roof material to be slate.

REPORT IN BRIEF

Existing Conditions One-story industrial building, *entitled for development of 42 townhomes*

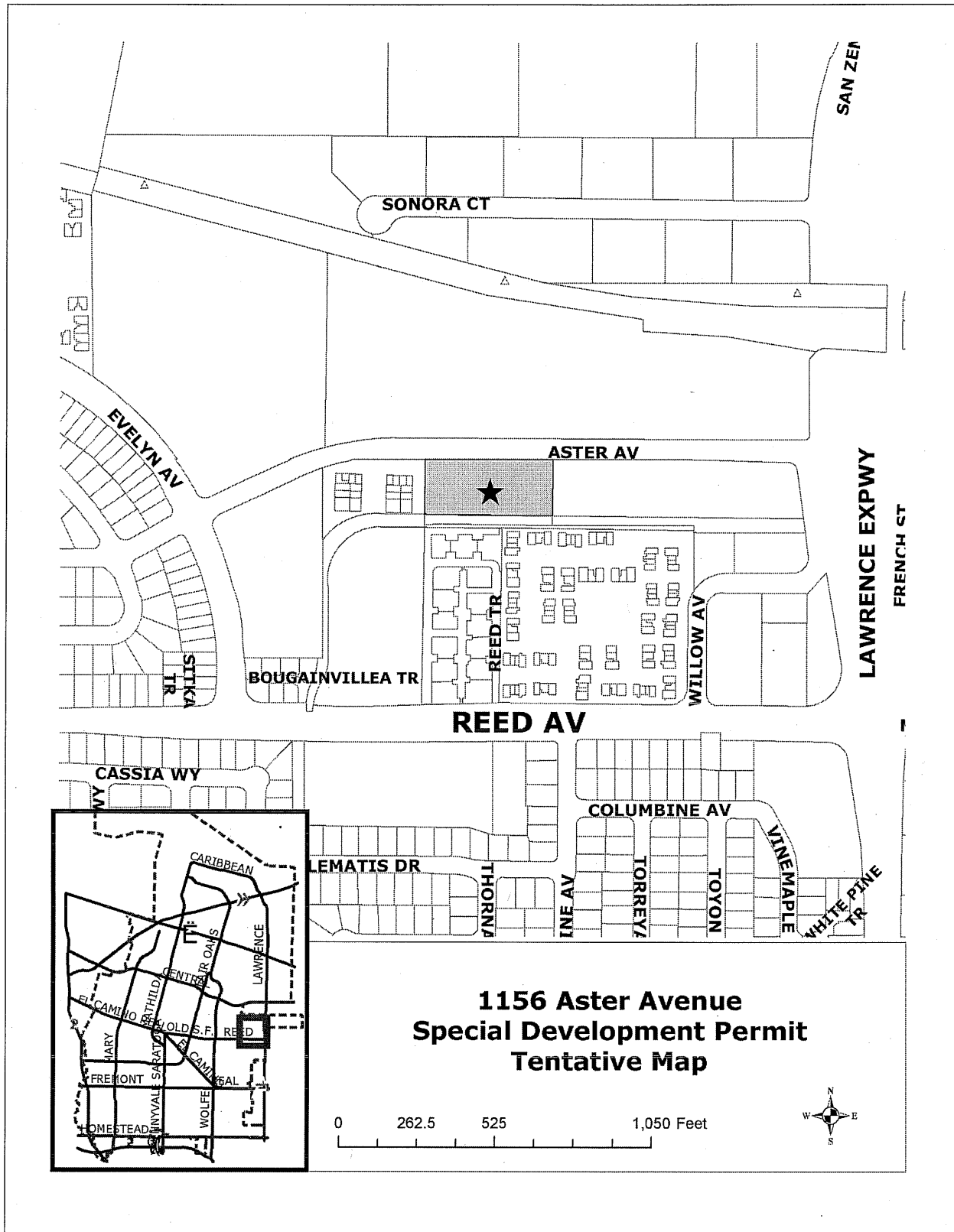
Surrounding Land Uses

North	Heavy Industrial (concrete paver manufacturing)
South	Residential Medium Density
East	Light Industrial
West	Light Industrial and Residential

Issues Roof Material Type

Environmental Status Mitigated Negative Declaration previously certified

Staff Recommendation Support change of roof material



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial to Residential	Same	Spell Out
Zoning District	M-S/ITR/R-3/PD	Same	R-3/PD
Lot Size	1.87 acres	Same	min.
Gross Floor Area (s.f.)	32,525	90,400	NA
Lot Coverage (%)	39.8	37.0	40 max.
Floor Area Ratio (FAR)	39.8	110	NA
No. of Units		44	45 max.
★ Distance Between Buildings		20	23 min. 2nd story
★ Building Height (ft.)	25	36	30 max.
★ No. of Stories	1	2.5	3 max.
Setbacks (Facing Property)			
★ Front	22.5	15	20 min avg.
Left Side	64.66	14	7 min.
Right Side	64.66	14	11 min.
Rear	49	32	20 min.

★ Previously Approved Special Development Permit Deviations

ANALYSIS**Description of Proposed Project**

This is an appeal of a Miscellaneous Plan Permit that was denied by the Director of Community Development. The applicant has appealed the denial of a request to modify a condition requiring a slate roof to a proposed 50-year dimensional composition shingle roof. At the public hearing for the Special Development Permit for the project on August 8, 2005, the Planning Commission motion to approve the project modified a condition pertaining to roof material to require slate. The modification was made due the applicant's presentation that slate was the intended roof material. It was later discovered the applicant intended to state that the project included a slate colored composition shingle roof material rather than actual slate. Staff denied the

request to modify the roof material due to the express nature of the condition of approval requiring slate. It was determined that such a change was beyond the scope of authority for the Director of Community Development for a minor change.

Background**Previous Actions on the Site:**

The applicant originally was approved on August 8, 2005 for a Tentative Map and Special Development Permit (2005-0510) to construct 42 townhomes with a modified condition to provide a slate roof. The applicant submitted a Miscellaneous Plan Permit (MPP) for the Director of Community Development to consider a change to roof materials for Condition of Approval #5C on August 23, 2005. The permit was denied and an appeal of the MPP was filed on August 23, 2005.

Environmental Review

The approved Special Development Permit includes a previously certified mitigated negative declaration.

Miscellaneous Plan Permit

Site Layout: The project layout has a U-shaped vehicle circulation pattern with pedestrian access via separate landscaped walkways. The units are oriented perpendicular to Aster Avenue with a 15-foot setback from the property line. The buildings have a minimum of 20 feet of space from wall to wall. Within that space are the private patios, landscaping, and the common walkway separated by a small fence. The project also includes a walking path along the entire perimeter of the site that ties into the new public sidewalk along Aster Avenue.

Architecture:

The proposed architecture exhibits a modern look of low pitched roofs with extended bay window features for relief. The project has varying rooflines with every other unit's roof varying by two feet. The proposed layout of homes does not directly front the units onto the street, but instead proposes two different types of end units and features that provide interest toward the street. Two of the Aster end units are 2-story instead of 2.5-story height of the main building roofline. Furthermore, the project includes plentiful windows and a bay window projection on the Aster street side elevations. The units are set up about four feet from the grade to provide separation from the street. The overall height is 36 feet.

The exterior finish is a lap siding and the applicant proposes composition shingle roof to compliment the style of the homes. In addition to the greater cost of slate compared to a composition roof, the applicant believes that having

a high visual interest and colorful roof material would not be beneficial to the project because of the low pitch roofs and lack of visibility. The applicant also believes the composition shingle material and texture compliments the siding choice as well. Staff would agree that the profile of the roof does not lend itself to featuring the roof structure or materials.

The design uses a brown and tan color scheme with the primary color a mid-tone tan with a darker brown base and lighter tan accent colors along with white trim. Staff previously recommended the applicant explore a bolder or brighter color scheme that is consistent with the architectural style with a uniform color scheme for the development.

Expected Impact on the Surroundings

The choice of roof material will have no impact on the surrounding properties.

Findings, General Plan Goals and Conditions of Approval

Staff was able to support findings that the change of roof material is appropriate for the proposed architectural style.

- Findings are located in Attachment 1.

Public Contact

No input has been provided by the public.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • No notices mailed to the property owners and residents within adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website • Recorded for SunDial

Alternatives

1. Grant the appeal as requested by the applicant.
2. Deny the appeal and uphold the decision for slate roof material as a condition of approval.

Recommendation

Recommend Alternative 1

Prepared by:



Kelly Diekmann

Project Planner

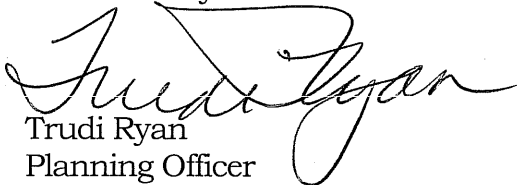
Reviewed by



Gerri Caruso

Principal Planner

Reviewed by:



Trudi Ryan

Planning Officer

Attachments:

- A. Recommended Findings
- B. Architectural Plan
- C. Applicant Appeal Justification
- D. Transcript of Public Hearing Proceedings

Recommended Findings – Miscellaneous Plan Permit

Decision Factors:

1. Attain the objectives and purposes of the General Plan of the City of Sunnyvale, or

In reference to the previously approved Special Development Permit and its approved architecture for this site, Staff finds the proposed change in the roof material to meet the objectives of providing compatible and interesting design features with high quality and durable materials. The proposed 50-year dimensional composition shingle meets the City Wide Design Guideline of providing for high roof materials and aesthetic appeal.

2. Ensure that the general appearance of the proposed structures, or uses to be made of the property to which the applicant refers, will not impair either the orderly development of, or the existing uses being made of, the adjacent properties.

In reference to the previously approved Special Development Permit and its approved architecture and layout for this site, the change in roof materials will have no impact on the adjoining properties due to the fact the style, height, and pitch of the structures is not proposed to be changed..